



## ROOM 3 59A ARKWRIGHT WALK NOTTINGHAM

£725 PCM

Bills inclusive in this double en-suite room for rent, situated within a 4 bedroom property on Arkwright Walk, situated within easy reach of both Nottingham City Centre and West Bridgford.





- Furnished double en-suite room to rent (Room 3) • Refurbished property with 4 bedrooms • Utilities, council tax, internet and communal cleaning included

### Room 3

#### Modern En-Suite Double Room (Single Occupancy Only)

Located on the first floor.

Room 3 is a well-presented en-suite room furnished with a double bed, mattress, and a stylish headboard featuring ambient lighting. The room also benefits from integrated wardrobes, providing ample storage, and a private en-suite shower room complete with shower, sink, WC, and an illuminated mirror.

Rent Includes:

All utility bills

Council tax

High-speed internet

Regular cleaning of communal areas

### Property Features

This spacious four-bedroom shared house offers excellent communal facilities, including:

**Fully Equipped Kitchen:** Oven, hob, fridge/freezer, fitted units, kettle, toaster, and microwave.

**Dining & Workspace Area:** Located opposite the kitchen for residents to eat, work, or relax.

**Outdoor Space:** A generous rear courtyard for residents' use.

**Parking:** On-street parking available on Arkwright Walk, first-come, first-served parking spaces.

### Location

The house is ideally positioned just 0.5 miles from the train station and Nottingham city centre, providing easy access for commuting or leisure.

### Additional information

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £167.00. (Room 3) Tenancy deposit, equivalent to 5 weeks rent, being £836.00 (Room 3) First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

### Material Information

EPC - D

Council Tax - A

Electricity supply: mains connection.

-Gas supply: mains connection.

-Water and sewerage status: mains connection.

-Heating and hot water status: Gas central heating boiler

-Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs =

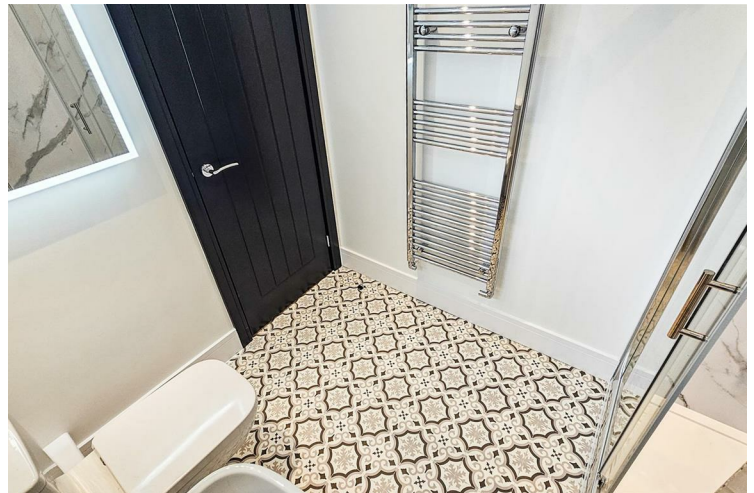


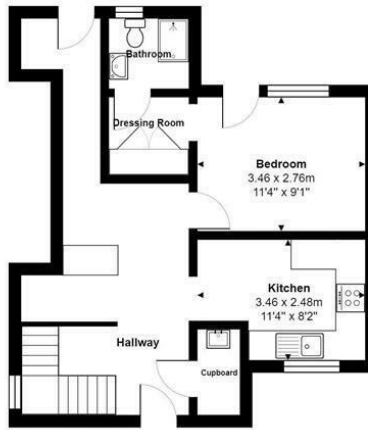
- Dining and workspace areas included • Communal rear garden • Finished to a high standard • On street parking available to the front • 0.5 miles or 15 mins walk to Train Station / city centre • Close to West Bridgford

Unlikely.

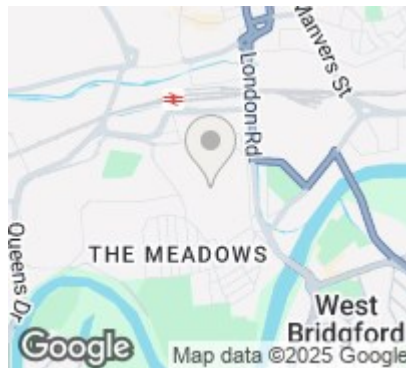
-Coal mining area location: located on a coalmine.

-Any planning permission in the area:





Total Area: 110.6 m<sup>2</sup> ... 1191 ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: D     Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Nottinghamshire  
1 East Circus Street  
Nottingham  
NG1 5AF

01157043163  
enquiries@kingswoodrim.co.uk  
www.kingswoodrim.co.uk

**kingswoodresidential**  
investment management